

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4	-6	RIVER ST, ARLINGTON

OWNERSHIP

Owner 1:	LASKO DENNIS & MARINA			
Owner 2:				
Owner 3:				
Street 1:	6 RIVER ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	CARVALHO BRIAN/ TRUSTEE -		
Owner 2:	DHIMOS FAMILY TRUST -		
Street 1:	6 RIVER ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains 4,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1919, having primarily Brick Exterior and 2436 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.09183	Total SF/SM:	4000	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	410,400	Spl Credit	Total:	410,400
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4000.000	447,300	3,800	410,400	861,500
Total Card	0.092	447,300	3,800	410,400	861,500
Total Parcel	0.092	447,300	3,800	410,400	861,500
Source: Market Adj Cost		Total Value per SQ unit /Card:		353.65	/Parcel: 353.6

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	447,200	3800	4,000.	410,400	861,400	861,400	Year End Roll	12/18/2019
2019	104	FV	349,800	3800	4,000.	436,000	789,600	789,600	Year End Roll	1/3/2019
2018	104	FV	349,800	3800	4,000.	318,100	671,700	671,700	Year End Roll	12/20/2017
2017	104	FV	328,600	3800	4,000.	277,000	609,400	609,400	Year End Roll	1/3/2017
2016	104	FV	328,600	3800	4,000.	236,000	568,400	568,400	Year End	1/4/2016
2015	104	FV	293,600	3800	4,000.	230,800	528,200	528,200	Year End Roll	12/11/2014
2014	104	FV	293,600	3800	4,000.	189,800	487,200	487,200	Year End Roll	12/16/2013
2013	104	FV	305,200	3800	4,000.	180,600	489,600	489,600		12/13/2012

SALES INFORMATION

TAX DISTRICT

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
11/19/2020	SQ Mailed	MM	Mary M
11/7/2018	MEAS&NOTICE	HS	Hanne S
1/8/2009	Meas/Inspect	345	PATRIOT
4/8/2000	Inspected	268	PATRIOT
3/1/2000	Measured	263	PATRIOT
8/17/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	27170
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

